

Brunswick Planning Commission
Minutes
April 26, 2004

Commission Members Present: Chair Ed Gladstone, Vice Chair Don Krigbaum, Secretary Connie Koenig, Council Liaison Walt Stull, Wayne Dougherty, and Ellis Burruss, Alternate

Mayor & Council Present:

Staff Present: City P & Z Administrator Rick Stup & Carole Larsen, County Planning Liaison

Chairman Gladstone called the meeting to order at 7:00 PM.

Minutes

The minutes of the March 22 meeting were reviewed and approved with minor corrections to be made by Staff. (MOTION by Mr. Krigbaum and seconded by Mr. Stull, unanimously passed.)

Chairman

Mr. Gladstone requested all those in attendance who were going to speak on any of the cases, to rise and be sworn in. He administered the oath.

Mr. Stup stated that the Water & Sewer Rules & Regulations distributed in the Planning Commission Packages were for the Commissioner's reference with no action required. Also, the DVL-Gum Springs FRO Fee-in-Lieu Request was inadvertently left out of the Agenda Package. In addition, a letter from Melanie DiPasquale was distributed, which stated that she hasn't authorized anyone to speak on her behalf for her project.

Old Business - None

New Business

Zoning – Residential Site Plan – PWA Package

DVL-Gum Springs – PWA Package for Water, Sewer, Streets, Stormdrain, Stormwater Management, Sediment & Erosion Control; Deed of Easement; and FRO Fee-in-Lieu, located on the H Street, Gum Springs Road and proposed G Street, West of Ninth Avenue. Zoning Classification: R-1, BR-SP-02-05-PWA

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Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the PWA Package, Multi-Year Tap Agreement and FRO Fee-in-Lieu for Phase I of the project.

Staff recommends approval of the Phase I PWA Package with the following conditions:

1. County DPW approval of the SWM & SEC Cost Estimates.
2. Applicant bound by their testimony.
3. PWA Package approved by the Mayor and Council.
4. A Multi-Year Tap Agreement or Sewer Tap Allocation request be approved by the Mayor and Council.
5. Subject to Staff's final review for accuracy and minor revisions.

Staff further recommends that a recommendation of approval be forwarded to the Mayor & Council.

Mr. Stup answered questions with regard to the request and Staff Recommendation.

Mr. Burruss specifically questioned the Approved Cost Estimates and the Multi-Year Tap Agreement. Mr. Stup explained that those items were included in the package as information only to assist the Commissioners to understand the entire process.

Applicant

Ms. Laura Meila, Laura A. Melia, PA, presented the applicant's case and concurred with the Staff Recommendation. She addressed Mr. Burruss' Title Opinion Letter question and Mr. Gladstone's Storm Water Maintenance question.

Public Comment

Kim Cable questioned Approved Cost Estimate Sidewalk Item, some PWA language, Multi-Year Tap Agreement, and development questions.

Rebuttal

Ms. Melia responded to Ms. Cable's comments. Mr. Gary Castle, Gum Springs LLC, stated that the PWA's referenced the approved plans and they were responsible to construct the improvements in accordance with those plans.

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Decision

Mr. Dougherty made a motion to approve the request in accordance with Staff Amended Recommendation; Mr. Krigbaum seconded the motion. After discussion by Mr. Burruss to amend the motion to add re-review of the Approved Cost Estimates, the motion stood.

VOTE: Yea 5 Nay 0

Zoning – Site Plan

Brunswick Middle School – Additions and alterations for the Middle School, located on the north side of Cummings Drive, east of Ninth Avenue. Zoning Classification: RS, BR-SP-04-02-SP

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the Addition and Alterations for the Brunswick Middle School.

The required action is two fold. The first is APFO Approval and the second is the Site Plan Request.

Mr. Stup stated that the Building Restriction Line issue had been resolved.

Staff recommends APFO approval subject to the following conditions:

1. Applicant submission of Tap Allocation Request
2. Mayor & Council allocation of water & sewer taps.

Staff recommends Site Plan approval with the following conditions:

1. Issues raised in Staff Report addressed to Staff's satisfaction to include:
 - Label setbacks on required new sheet and current plan.
 - Add sheet #2 with total area shown with detail reference to Staff's satisfaction.
 - Note Bulk Requirements.
 - Revise plan based on setbacks, if necessary
 - Show all proposed new lights on the plan.
 - Show all revisions to signage on the plan with details satisfactory to Staff.
2. FRO Approval prior to Improvement Plan signature.
3. Applicant bound by their testimony.
4. Applicable Agency Comments.

Mr. Stup answered questions with regard to the plan, BRL's, and Staff Recommendation.

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Applicant

Mr. Ray Barnes, FCPS, had no comments and agreed with the Staff Report.

Public Comment

None.

Rebuttal

None.

Decision

Ms. Koenig made a motion to approve the request in accordance with Staff Amended Recommendation; Mr. Dougherty seconded the motion.

VOTE: Yea 5 Nay 0

Zoning – Site Plan - Improvement Plan

Brunswick Middle School – Improvement Plans for additions and alterations for the Middle School, located on the north side of Cummings Drive, East of Ninth Avenue.
Zoning Classification: RS, BR-SP-04-02-IP

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the Improvement Plans for Addition and Alterations for the Brunswick Middle School.

Staff recommends approval of the Site Plan with the following conditions:

1. Address Agency Comments.
2. Applicant is bound by their testimony.

Mr. Stup answered questions with regard to the plan, and Staff Recommendation.

Applicant

Mr. Ray Barnes, FCPS, had no comments and agreed with the Staff Report.

Public Comment

None.

Rebuttal

None.

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Decision

Mr. Krigbaum made a motion to approve the request in accordance with Staff Amended Recommendation; Ms. Koenig seconded the motion.

VOTE: Yea 5 Nay 0

Driveway Sight Distance Policy

Staff presentation of the “Policy for Acceptable Intersection and Driveway Sight Distances”

Staff Presentation and Recommendation

Mr. Stup presentation of the Staff draft “Policy for Acceptable Intersection and Driveway Sight Distances”

Staff recommends approval of the Policy and that the recommendation of approval be forwarded to the Mayor & Council.

Mr. Stup answered questions with regard to the policy and implementation.

Public Comment

None.

Decision

Mr. Dougherty made a motion to approve the “Policy for Acceptable Intersection and Driveway Sight Distances” in accordance with Staff Recommendation and that the recommendation be forwarded to the Mayor & Council; Ms. Koenig seconded the motion.

VOTE: Yea 5 Nay 0

Public Comment

None.

Mr. Stup announced that Lisa Deener was hired as part time Planning Assistant. Also, there would be a meeting in May with Brunswick Crossing Phase II PUD Plan and Galyn Manor PWA Package on the tentative agenda.

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Adjournment

The meeting was adjourned at 8:40 PM.

Respectfully submitted,

Connie Koenig, Secretary
Brunswick Planning Commission